

HITCHCOCK GARDENS, WYNYARD, TS22 5JU



- ▲ Barratt Built 'Kingsley' Design
- ▲ Four Bedroom Detached House
- ▲ Positioned in a Cul-De-Sac Overlooking a Greenfield
- ▲ Lounge & Open Plan Kitchen/Diner with Modern Units
- ▲ Utility Room & Downstairs WC

- ▲ Two Modern Bath/Shower Rooms
- ▲ Garage & Double Tandem Width Driveway

£295,000

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This modern Barratt built 'Kingsley' designed detached house is superbly positioned overlooking a greenbelt and features four bedrooms, two bathrooms and a detached garage with driveway.

The beautifully presented interior comprises entrance hall, lounge, open plan kitchen/diner with a range of stunning modern units, useful utility room and downstairs WC. The first floor has landing, primary bedroom with modern en-suite, three further bedrooms and family bathroom with modern white three-piece suite.

Other features include rear garden, double tandem driveway, garage, gas central heating, UPVC double glazing, access to the Wynyard Estate facilities and several years left on the NHBC warranty.

Tenure - Freehold

Council Tax Band E

GROUND FLOOR

KITCHEN/DINING - 5.84m x 4.24m (19'2" x 13'11")

LOUNGE - 3.35m x 4.67m (11' x 15'4")

UTILITY - 1.27m x 1.83m (4'2" x 6')

WC - 0.84m x 1.57m (2'9" x 5'2")

FIRST FLOOR

BATHROOM - 1.68m x 1.96m (5'6" x 6'5")

BEDROOM ONE - 3.02m x 3.73m (9'11" x 12'3")

EN-SUITE - 2.34m x 1.2m (7'8" x 3'11")

BEDROOM TWO - 3.02m x 2.67m (9'11" x 8'9")

TO VIEW: Tel: 01642 955140

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BEDROOM THREE - 3.12m x 2.72m (10'3" x 8'11")

BEDROOM FOUR - 2.72m x 2.06m (8'11" x 6'9")

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TENURE - FREEHOLD

COUNCIL TAX BAND E

AGENTS REF: - MH/LS/BIL260201/11062026

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Billingham office on

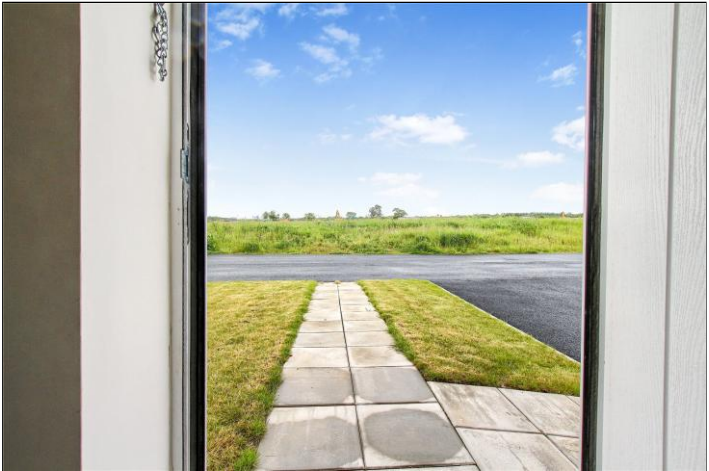
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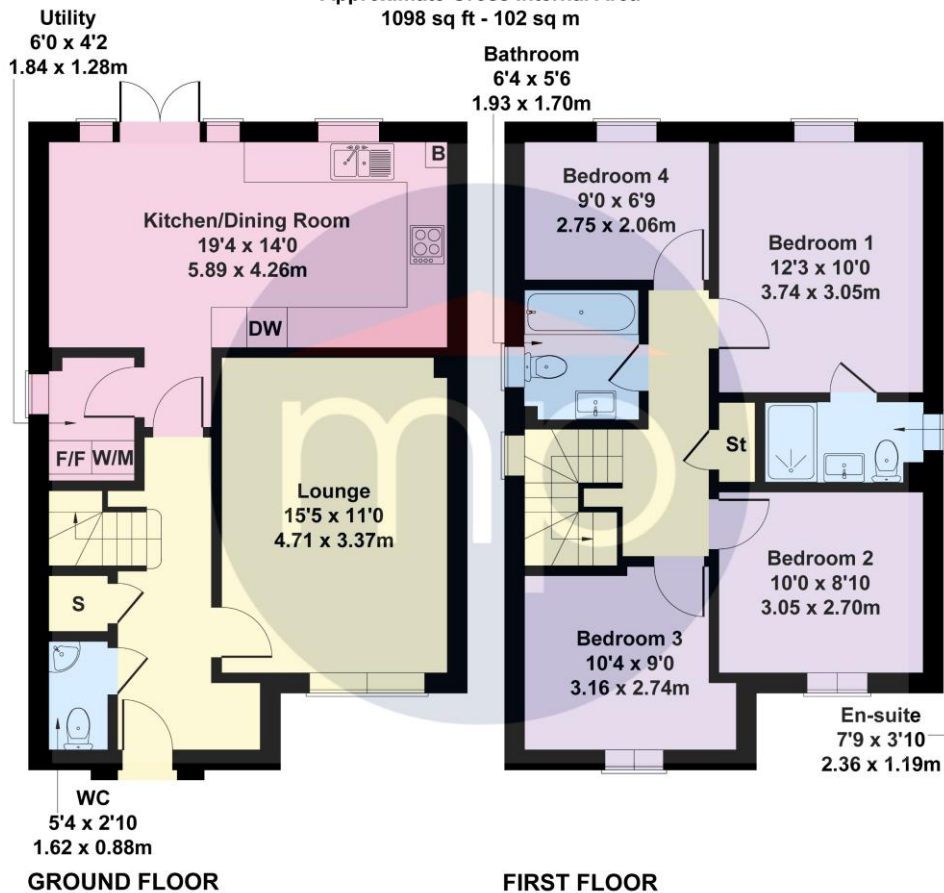


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Hitchcock Gardens

Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2026
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